

NORTHUMBERLAND COUNTY

2011 END OF THE YEAR REPORT

ANNUAL REPORT OF THE
NORTHUMBERLAND COUNTY PLANNING
COMMISSION



SUBMITTED BY:
THE OFFICE OF BUILDING & ZONING
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BACKGROUND

This report is submitted as required by Title 15.2, Chapter 22, Section 2221 of the Code of Virginia, which requires an annual report submitted to the Governing Body concerning the operation of the Planning Commission and the status of planning within Northumberland County. This report will also include other items to aid in decision making for the year 2012.

PLANNING COMMISSION

During the past year, the Northumberland County Planning Commission held ten (10) regular meetings. The Commission, at their August 2011 monthly meeting, began to meet at 5:00 p.m. on their respective regular meeting night to allow more time to review the proposed Zoning Ordinance Amendments. Items considered by the Commission during 2011 are as follows:

Amendments Considered:

1. An amendment to the additional regulations for clustering in the Agricultural (A-1), Residential Waterfront (R-2), and Residential Recreational (R-4) Zoning Districts respectively: to remove “Each building shall contain no more than eight dwelling units.” These provisions are in conflict with multi-family structures which currently require a conditional use permit.
2. An amendment to the Board of Zoning Appeals term of office, to remove the language “One of the five appointed members shall be an active member of the Commission.” This language is to be replaced with the current language in the Code of Virginia §15.2-2308 A; stating “Members of the Board shall hold no other public office in the locality except that one may be a member of the local planning commission.”
3. Amendment to the Use regulations in Conservation District (C-1), Agricultural District (A-1), Residential General District (R-1), Residential Waterfront (R-2), Residential Restricted District (R-3) respectively: to remove Storage of an unoccupied Mobile Home as a permitted use.

Amendment to the Northumberland County Zoning Ordinance Chapter 148, Article XV, Section 136 D Mobile/manufactured homes: to remove requirements for temporary storage of mobile/manufactured homes in various districts

4. Redefine the Zoning Ordinance definition for “Tourist Home”.

Rezoning:

1. Request by James M. Clegg, owner, for a change in zoning district classification to rezone Tax Map Parcel #42-(1)-144 from Residential General (R-1) to Business General (B-1), in order to operate a business office for retail generator sales and service at 5400 Jessie Dupont Memorial Hwy.

The Commission spent its time this past year continuing the review of the Zoning Ordinance and following the work plan as set in the Comprehensive Plan. During 2012 the Planning Commission will continue reviewing sections of the Zoning Ordinance and will begin the five year review of the 2006 Comprehensive Plan as required by the Code of Virginia.

OFFICE OF BUILDING & ZONING

The Office of Building and Zoning administers various ordinances involving building, zoning, wetlands, etcetera, as well as the planning functions of the County. The following is a compiled list of various requests from the 2011 calendar year, which were processed through this office.

Comparison of Construction Cost:

In 2011, the total estimated cost of construction was \$26,709,441.43 compared to \$31,396,805.13 for 2010. The total estimated cost of construction showed a decrease of 15% from 2010 to 2011.

Total Construction Cost (1982-2011)

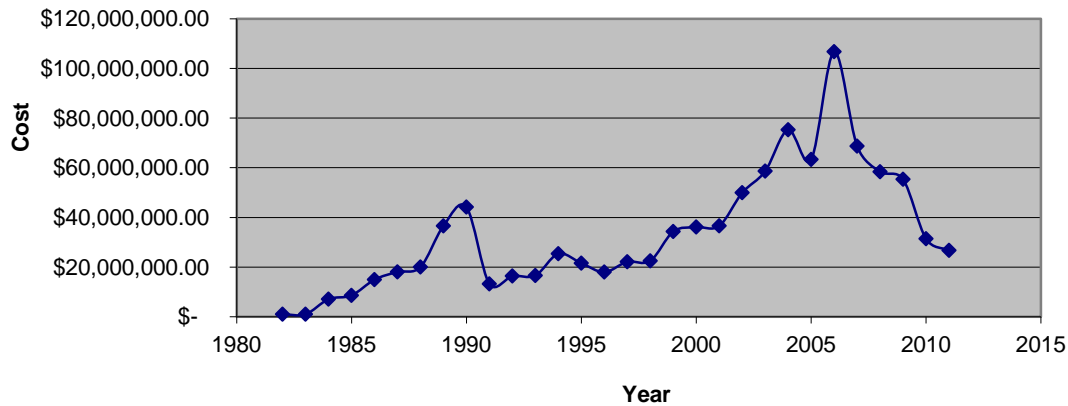


Figure 1 displays the Total Construction Cost from 1982 through 2011 for Northumberland County. These numbers are obtained from the December Building Permits Report Comparison Sheet of each year.

Comparison of Structures:

Type of Structure	2011 Number of Structures	2010 Number of Structures	% Difference	2011 Avg. Square Ft	2010 Avg. Square Ft	2011 Avg. Cost	2010 Avg. Cost
Single Family Dwelling	38	46	-17%	2,062	2,926	\$150,552.08	\$218,467.39
Modular	14	21	-33%	2,662	2,375	\$166,538.00	\$174,946.86
Double Wide	6	8	-25%	-	-	\$53,067.17	\$ 82,706.25
Mobile Home	6	10	-40%	-	-	\$13,000	\$ 23,788.60
Commercial	0*	2	-100%	0	7,854	\$0	\$382,000.00

Table 1 compares the number of structures permitted, average square footage, and average cost for 2010 and 2011. The (*) denotes there were no new commercial buildings constructed, it does not denote that there were no new commercial businesses created in 2011.

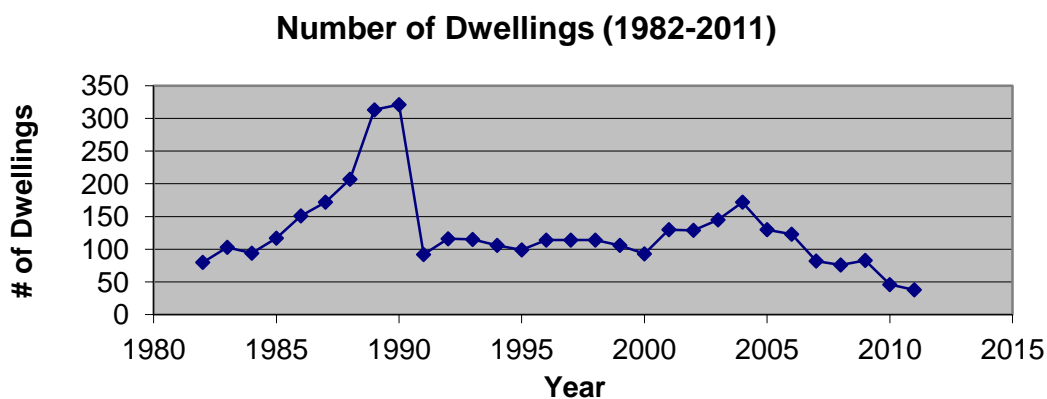


Figure 2 shows the total number of Single Family Dwellings permitted from 1982 through 2011.

Comparison of Structures- By Magisterial District:

The following table represents the location of dwellings, modular homes, double wides, mobile homes, and commercial buildings by magisterial district.

	Fairfield	Heathsville	Lottsburg	Wicomico	TOTAL
Dwelling	13	4	4	17	38
Modular Home	7	1	5	1	14
Double Wide	1	0	3	2	6
Mobile Homes	1	1	3	1	6
Commercial	0	0	0	0	0
TOTAL	22	6	15	21	64

Table 2: Numbers of each type of structure are given to show the magisterial district in which construction took place for the year 2011.

Comparison of Structures- By Zoning District:

	<i>Dwelling</i>	<i>Modular Home</i>	<i>Double Wide</i>	<i>Mobile Home</i>	<i>Commercial</i>	TOTAL
Agricultural; A-1	15	6	5	5	0	31
Residential General; R-1	0	0	0	0	0	0
Residential Waterfront; R-2	13	8	1	1	0	23
Residential Restricted; R-3	5	0	0	0	0	5
Residential Recreational; R-4	3	0	0	0	0	3
Conservation; C-1	1	0	0	0	0	1
Business General; B-1	0	0	0	0	0	0
Industrial Light; M-1	1	0	0	0	0	1
TOTAL	38	14	6	6	0	64

Table 3: The following table shows the number of new structures from 2011 within each zoning district classification.

Permits and Inspections:

The Building & Zoning Office handles an assortment of permits. A total of 330 building permits, 202 mechanical permits, 304 electrical permits, and 137 plumbing permits were issued in 2011. There were approximately 1,650 building inspections conducted during the 2011 calendar year.

	2007	2008	2009	2010	2011
Boathouse Applications	10	10	8	7	7
Double Wide	12	4	10	8	6
Electrical Permits	478	425	383	338	304
Land Disturbing Inspections	470	356	354	261	227
Land Disturbing Permits	228	171	163	126	106
Mechanical Permits	300	283	274	213	202
Mobile Home Permits	18	14	12	10	6
Modular Homes	42	35	25	21	14
Private Pier Applications	74	55	54	30	42
Plumbing Permits	249	225	175	154	137
Single Family Dwellings	82	76	83	46	38
Zoning Permits	630	544	484	372	337

Table 4 displays various applications and permits issued by the Office of Building and Zoning for the past five years.

Northumberland County, Virginia 2011 Wetland Applications

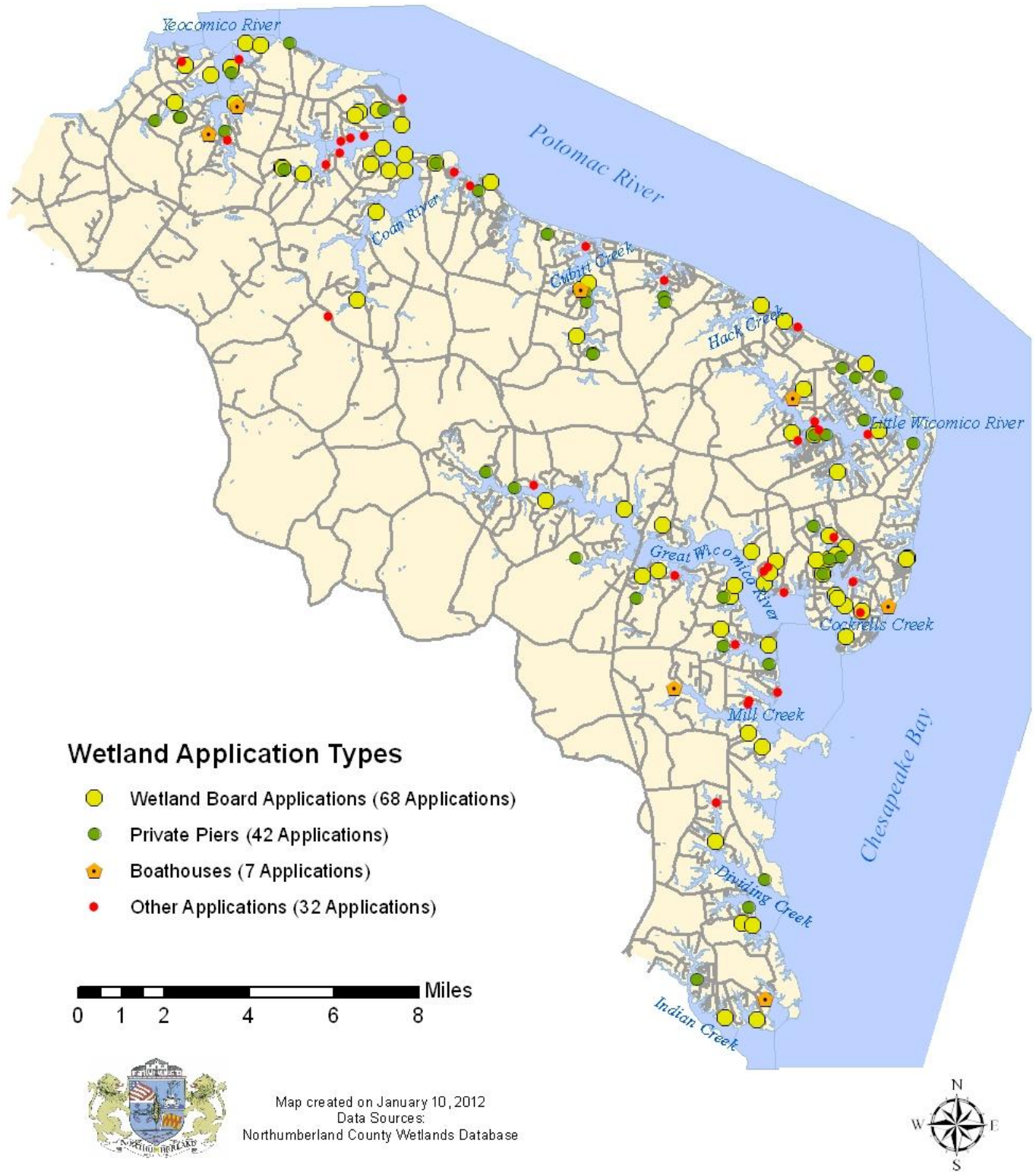


Image 1 displays the 2011 Wetland Application locations within Northumberland.

BOARD REQUESTS

The Board of Supervisors, Board of Zoning Appeals and the Wetlands Board considered a combined total of 97 requests during the 2011 calendar year.

	2007	2008	2009	2010	2011
Boathouse Requests- Board of Supervisors	3	3	1	1	1
Chesapeake Bay Act Variances	3	2	2	6	4
Conditional Use Permits	12	9	15	8	10
Rezoning Requests	6	1	2	1*	1
Special Exceptions Permits	11	8	3	5	5
Subdivision Variances	0	1	0	0	0
Wetlands Board Applications	118	74	83	69	68
Zoning Variances	5	12	4	8	6

*Table 6 displays the number and types of requests that have gone before the various Boards. *Although there were two rezonings heard by the Planning Commission, there was only one heard by the Board of Supervisors as one of the requests was withdrawn after the Commission's Public Hearing.*